

Fayette County Community Greenspace Program

1. Executive Summary

a. The purpose of the Fayette County Community Greenspace Program is to forward the goal set out in Senate Bill 399 of protecting a minimum of 20 percent of the land area within Fayette County as permanently protected greenspace. The preservation and protection of Fayette County's natural resources and character will enhance the quality of life for generations to come.

b. Participating with the County in the Fayette County Community Greenspace Program are the municipalities of Fayetteville, Peachtree City, and Tyrone. Each municipality has established a separate community greenspace trust fund. The municipalities of Brooks and Woolsey have elected to not participate in Georgia Greenspace Program with the county due to the small amount of grant funds they would receive.

c. For the purpose of the Georgia Greenspace Program, Fayette County is 126,881 acres in size. The 20 percent protection goal is 25,367 acres. The County and participating municipalities will strive to meet this goal by 2053. Fayette County's primary target for permanent protection will be stream corridors which contain watershed protection areas, flood plains, wetlands, and riparian areas. Fayetteville and Tyrone will utilize the program to maintain their small town character by protecting stream corridors and scenic vistas. Peachtree City will add additional acreage to its system of nearly 100 miles of recreational paths. Fayette County, including the municipalities, currently contains approximately 889 acres of permanently protected greenspace.

d. Fayette County and the participating municipalities will utilize fee simple purchases, donations of property, property rights, and local ordinances and regulations to achieve their 20 percent goals. Conservation easements and deed restrictions will be the primary tools employed to maintain permanent protection of greenspace areas.

e. The major legal barrier identified is ordinances and regulations which do not require permanent protection of property. The major structural barriers identified are the lack of funding and the reluctance of property owners to sell or relinquish property rights. The following solutions are proposed:

1. Amend various ordinances and regulation to require permanent protection which will comply with the intent of the Georgia Greenspace Program;
2. Explore additional funding sources;
3. Develop a public education program.

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2. Introduction

a . The purpose of the Fayette County Community Greenspace Program is to forward the goal set out in Senate Bill 399 of protecting a minimum of 20 percent of the land area within Fayette County as permanently protected greenspace. This permanently protected greenspace will be used to achieve to the greatest degree possible the goals outlined in Senate Bill 399. These goals are water protection, flood protection, wetlands protection, reduction of erosion, protection of riparian buffers, protection of archaeological and historic resources, provision of passive recreation and connection of existing or planned greenspace areas.

Fayetteville and Tyrone are participating because they are growing rapidly and losing greenspace to development. Their goals are to maintain their small town atmosphere, preserve natural resources, and provide a clean and adequate water supply to future residents. Peachtree City desires to participate for the purposes of permanently protecting wetlands and flood plains; buffering streams, ponds and lakes; protecting wildlife and areas of significant vegetation; and preserving areas of natural beauty.

b. The Fayette County Community Greenspace Program will be administered by the Fayette County Planning Department. All correspondence to Fayette County concerning the Fayette County Community Greenspace Program should be directed to:

Fayette County Planning Department
140 Stonewall Avenue West, Suite 202B
Fayetteville, GA 30214
Attn. Peter A. Frisina, AICP
Ofc: (770) 460-5730 Ext. 5160
Fax: (770)460-8663
E-mail: pfrisina@admin.co.fayette.ga.us

c. The municipalities of Fayetteville, Peachtree City, and Tyrone have elected to participate in a cooperative greenspace program with the county and each will establish a separate community greenspace trust fund. All correspondence to these municipalities concerning the Fayette County Community Greenspace Program should be directed to:

Don Easterbrook
City of Fayetteville
Director of Engineering
240 South Glynn Street
Fayetteville, GA 30214
Telephone: (770) 461-6029
Fax: (770) 460-4238
e-mail: deasterbrook@fayetteville-ga-us.org

Randy L. Gaddo

Fayette County Community Greenspace Program

City of Peachtree City
Director of Leisure Services
191 McIntosh Trail
Peachtree City, GA 30269
Telephone: (770) 631-2542
Fax: (770) 631-2541
e-mail: dls@peachtree-city.org

Barry G. Amos
Town of Tyrone
Town Manager
811 Senoia Road
Tyrone, GA 30290
Telephone: (770) 487-4038
e-mail: townmanager@tyrone.org

The municipalities of Brooks and Woolsey have elected to not participate in Georgia Greenspace Program with the county. However, Brooks and Woolsey will cooperate with Fayette County in the administration of its greenspace program by allowing appropriate areas within these two jurisdictions to be indicated on the future greenspace map.

3. County Description

a. Physical Characteristics

Unincorporated Fayette County: Unincorporated Fayette County is divided into three major drainage basins, Line Creek, Whitewater Creek, and the Flint River. Each of these basins are utilized as water supplies for the Fayette County and the City of Fayetteville Water Systems. The Fayette County Water System is the major water supplier in Fayette County serving the unincorporated county, Brooks, Peachtree City, Tyrone, and Woolsey.

The topography of Fayette County consists of gently rolling terrain. The highest elevations are approximately 1,000 feet above sea level. These areas are located in the north and northwestern portions of the county. The lower elevations along streams range from 740 to 760 feet above sea level.

Vegetative cover ranges from heavily wooded to farm fields and pasture lands. Most heavily wooded areas are associated with streams corridors. Agricultural landscapes are scattered throughout the county with the majority located in the southern portion of the county.

Historical resources in Fayette County consist of residential structures of historical architectural significance. These structures have been inventoried in the Architectural Survey of Fayette County. Groups of these structures exist within the Brooks, Fayetteville, Tyrone and Woolsey. In the unincorporated county, these structures are generally scattered. However, there are three areas where concentrations of these historic structures exist. These areas are the Hopeful area along S.R. 92 north, the Kenwood area in the vicinity of S.R. 85 north, and the Inman area along S.R. 92 south.

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For the most part, the unincorporated area is developing in a low density residential land use pattern. The municipalities of Fayetteville, Peachtree City and Tyrone are more urban in nature than the unincorporated county and as a result contain a greater ratio of nonresidential to residential development.

The unincorporated area generally falls into two categories: a suburban area and a rural area. The suburban area consists of single-family residential subdivisions with lot sizes ranging from one up to five acres which have been developed over the last 30 years. The rural area consists of large agricultural tracts of land, some single-family residential subdivisions and scattered single-family residences.

Fayetteville: The City of Fayetteville is the county seat for Fayette County, and is comprised of approximately 6,610 acres. The 2000 Census population for City of Fayetteville was 11,148, which is 12.22% of the total county population.

Throughout the history of Fayette County, the City of Fayetteville has been not only the political seat of the county, but also the commercial center for the county, as well as parts of neighboring counties. The intersections of S.R. 85 with S.R. 54, S.R. 314 and S.R. 92 also help identify Fayetteville as an important center. The core of the City is the courthouse square, at the intersection of S.R. 85 and S.R. 54, with historic commercial and institutional structures defining three of the four sides of the square.

The Whitewater Creek basin is the major City water supply. It is also supplies a portion of the County's water supply.

Preservation of the small town atmosphere is a major goal of the City as evidenced by its certification as a Georgia Main Street City. Preservation of greenspace helps achieve this goal.

Peachtree City: Peachtree City, Georgia, established in 1959, is a master-planned community situated approximately 35 miles southwest of Atlanta. The city features a host of amenities including three golf courses, two lakes and many smaller ponds, a 2,200 seat amphitheater, a state-of-the-art tennis center, a year-round swimming and fieldhouse complex and numerous other recreational facilities. Pedestrians, cyclists and golf cart riders enjoy Peachtree City's unique system of nearly 100 miles of recreational paths. The path system connects neighborhoods, retail centers, churches, schools and recreation areas, using tunnels and bridges to safely cross major thoroughfares.

The city encompasses 15,435 acres, or approximately 24 square miles. The population (as of 2000 census) of 31, 580 is roughly one-third of the county population.

Tyrone: Many of Tyrone's residents moved to Tyrone because they wanted to live in a scenic, private and quiet small town with access to urban jobs and activities. They want to retain the natural beauty of the community for the future, especially the scenic views along Highway 74. Yet the natural resources in Tyrone are not just scenic views. The land and streams in Tyrone, including Line Creek and Flat Creek, provide valuable habitats for plants and animals. Line Creek forms the western boundary of Tyrone and is used for a public water supply. This creek

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has a clean water quality and scenic rocky and wetland banks. Its tributaries provide natural drainage for the area. North of Castlewood Road, Line Creek's flood plain broadens into extensive forested wetlands. The eastern half of Tyrone lies at the headwaters of Flat Creek, which is also a water supply for the area. The soils in Tyrone do not support extensive crops, however, grazing and small farm activities do take place. The pastures are scenic assets and support small-scale economic and recreational activities. The oldest mixed hardwood forests in Tyrone are located primarily in the floodplains and wetlands where land was never cleared for farming. A large forest surrounds Lake Tyrone and remains on both banks of Line Creek.

The Town of Tyrone is a small, semi-rural community located in northwestern Fayette County and is comprised of approximately 8,040 acres. Growth of the town has accelerated in the past 20 years, with the population increasing from 270 in 1970 to 1,038 in 1980 and 2,724 by 1990. The 2000 Census population is 3,916 residents, with a projected Year 2020 population of 8,000.

Tyrone has developed primarily as a bedroom community and, since community goals seek to preserve a low-density character, growth is expected to stabilize as areas planned for residential development are built out. A significant amount of land is dedicated to industrial use and limited industrial expansion is planned. Controlled growth in the commercial and office sectors is also planned to create a balanced economy offering more diverse shopping and employment opportunities.

b. Rapid Growth Areas

Unincorporated Fayette County: The northeastern portion of the county surrounding the City of Fayetteville is an area which has experienced a good deal of development in the form of single-family residential subdivisions. The majority of these subdivisions contain one acre minimum lots.

An area along the southeastern boundary of Peachtree City has also experienced development in the form of single-family subdivisions. While these subdivisions contain one acre minimum lots, the density of many of these subdivisions is one lot per two acres of gross area. As a result, a number of these subdivisions contain open space in the form of a golf course in one subdivision and recreation areas, both active and passive, in the others.

Fayetteville: The City of Fayetteville has experienced a good deal of development in the form of single-family residential subdivisions and commercial development. The proximity to Atlanta, the availability of public water and sewer, as well as high quality public schools make Fayetteville an attractive community for families.

Commercial growth in Fayetteville has been largely centered along the aforementioned routes, with S.R. 85 experiencing the majority of non-residential development. State Routes 54 and 314 have experienced commercial growth of less intensity, however, office/institutional and medical office developments have come to define these corridors.

Peachtree City: Peachtree City is about 92 percent built out residentially, 74 percent commercially and 65 percent industrially. As a result, the areas within the city that are most

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rapidly growing or redeveloping are commercial and industrial. Approximately 100 acres in the northwest sector of the city, west of S.R. 74 was recently rezoned from industrial to residential, with a planned density of 350 homes.

Peachtree City's industrial park is situated along the city's western boundaries. Of the 2,161 acres set aside for industrial use, approximately 684 acres are still available for future industrial growth. Significant buffer zones and setbacks, especially along highways or protected watershed areas ensure the preservation of more than average greenspace.

Tyrone: Significant development pressure is evident on S.R. 74, the gateway to Tyrone and Peachtree City and a well-traveled commuter route. Commercial developments are planned and more are proposed on former farmland. A substantial portion of this development is low intensity office development. S.R. 74, Joel Cowan Parkway, features many scenic vistas worthy of protection.

Residential development is occurring along Highway 74 and in subdivisions primarily on the Town's west side, near the Coweta County line. Future industrial development will be restricted to two industrial parks, one located in the extreme southwest portion of the town and the other around the rock quarry adjoining S.R. 74.

c. Population

Table 1
Population of County and Grantee Municipalities

Jurisdiction	2000 Census	Percent of Total (2000 Census)
Unincorporated Fayette County*	44,619	48.89%
Fayetteville	11,148	12.22%
Peachtree City	31,580	34.60%
Tyrone	3,916	4.29
Total	91,263	100.00%

* Includes the Towns of Brooks and Woolsey

Source: US Census

Processing: Fayette County Planning Department

d. Future Land-Use Plan

Unincorporated Fayette County: Approximately 85 percent of the unincorporated county is designated for a residential land use. The residential land uses are divided into three categories with minimum lots sizes of one acre, two acres and five acres. Generally, the northern portion on the county contains the one acre area, the middle portion contains the two acre area, and the southern portion contains the five acre area.

Nonresidential land uses comprise approximately three percent of the unincorporated county.

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The major concentration of nonresidential land uses are located on the S.R. 85 North Corridor. Otherwise, nonresidential areas are generally located at some major intersections.

Approximately 12 percent of the unincorporated county is designated as Parks and Open Space and Conservation Areas. These land use areas indicate county owned parks and stream corridors with associated wetlands and flood plains.

Fayetteville: The SR 85 corridor has intense commercial and residential development. The S.R. 54 and S.R. 314 and Jeff Davis Drive corridors have less intense commercial and office development. The remainder of the City is generally single-family detached residential with lot sizes varying from one quarter acre to one acre in size. The population density is generally highest at the City core and lowest at the outskirts of the City.

Peachtree City: The City recently completed a detailed analysis of the existing Land Use Plan and recommended several changes to existing land use throughout the community. Each parcel was analyzed to determine if the current zoning met the use of the property. In addition, all undeveloped property was studied to determine if the existing land use was consistent with growth patterns in the area.

The end result was several recommended changes to the existing and proposed land use. These recommendations were approved by both the Planning Commission and City Council and were incorporated into the Land Use Plan Update.

In an effort to coordinate the City's Land Use and Zoning Maps, several parcels were recommended for rezoning. In many cases, this was considered a 'house-keeping' exercise. The main component of these rezonings was to take City-owned property and rezone the property to OS Open Space. This is a restrictive zoning and limits the types of activities permitted within a particular piece of property.

In an effort to provide additional protection to these parcels. Staff has been asked to re-draft the OS Open Space zoning specifications. Additionally, staff will research the creation of a new CON Conservation overlay district for various parcels throughout the community. These new ordinances will incorporate many of the items contained within the Governor's Greenspace Program and provide further protection for the natural environment within the community.

Tyrone: The Town of Tyrone is a small town with a community center on Senioa Road where a school, businesses, homes, and churches have stood since the early 1900's. In the last decade, population has seen an increase of 150%. The Future Land Use Plan's top priority is the conservation of the existing small town character in the face of development pressure by balancing new development and the preservation of its existing working farms, scenic rural views, and natural resources. To achieve this end, Tyrone has proposed to overlay zones as outlined in the Future Land Use Map: the Town Center and Conservation Residential. Future residential development will be directed in the following manner: conservation areas, with at least half of the area permanently conserved as open space or farm land and owned by the owners of the residential lots; single family subdivision with minimum 5 acre lots; town center with single family residences on small lots, supplemented small attached multi-family; the

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mobile home park in its current location. Commercial and office development and redevelopment will take place in the Town Center with buffers contiguous to residential development, minimum impervious surfaces, and retention of runoff. Industrial uses will be located in Shamrock Industrial Park and the quarry in the northwestern section of the city. Institutional uses is encouraged in the town center, along thoroughfares (with significant landscaped buffers) and near existing schools. Existing working farms are encouraged to remain farms and are to be included in the Conservation overlay area.

4. Statement of Visions and Goals

a. Through the actions described in this program submittal, Fayette County and the municipalities of Fayetteville, Peachtree City and Tyrone commit to promote, to the best of their abilities, the permanent protection of 25,376 acres of greenspace, which constitutes 20 percent of the geographic area (126,881 acres) of the county. It is proposed that this overall goal will be achieved by 2053. In contributing to the county's 20 percent goal, the municipalities of Fayetteville, Peachtree City and Tyrone will endeavor to the best of their abilities permanently protect 1,322, 3,087, and 1,608 acres within their jurisdiction, respectively.

b.

Table 2

Calculation of County's Greenspace Goal

Factor	Acres
Total county acreage	127,671
Less military bases	0
Less lakes larger than 500 acres	790
Less area of coastal marshlands	0
Less area of coastal waters	0
Remaining base acreage for greenspace goal calculation	126,881
Fayette County greenspace goal acreage (20% of 126,881 acres)	25,376
Unincorporated Fayette County* (20% of 96,795 acres)	19,359
Fayetteville (20% of 6,610 acres)	1,322
Peachtree City (20% of 15,435 acres)	3,087
Tyrone (20% of 8,040 acres)	1,608

* Includes the Towns of Brooks and Woolsey

Source: Fayette County Planning Department

c. **Unincorporated Fayette County:** Within unincorporated Fayette County the goal is to

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permanently protect 20 percent of the land area or a total of 19,359 acres in the next 30 to 50 years. This permanently protected greenspace will be used for watershed protection, flood protection, wetlands protection, preservation of agricultural landscapes and historic resources, provision of passive recreation and connection of existing or planned greenspace areas.

The primary areas targeted for permanent protection in the unincorporated county are stream corridors. These areas would total approximately 18,259 acres. The protection of these stream corridors will advance the goals of watershed protection, flood protection, wetlands protection, protection of riparian buffers, provision of passive recreation and connection of existing or planned greenspace areas. Protection mechanisms would consist of conservation easements and deed restrictions. Some of these stream corridors are also identified as potential greenspace areas in adjacent Clayton, Coweta, and Fulton Counties. All three of these counties are participating in the Georgia Greenspace Program. Specifically, these common stream corridors are Camp Creek (north), Flint River, Line Creek, Morning Creek, Trickum Creek, and Whitewater Creek. These common corridors present an opportunity for inter-county connections and joint cooperation.

Agricultural tracts and tracts suitable for passive parks are located throughout the county. These areas would total approximately 1,000 acres. Protection mechanisms would consist of conservation easements and deed restrictions. Many of the aforementioned stream corridors are within or adjacent to these tracts. In addition, many of the previously discussed historic structures are located on these tracts. The utilization of these tracts and historic structures will preserve the scenic character and historic heritage of Fayette County and advance the goal of providing passive recreation.

A Norfolk and Southern rail line passes through the southern portion of the unincorporated county running east and west through the Town of Brooks. This area would total approximately 100 acres. Protection mechanisms would consist of conservation easements and deed restrictions. To the west the line runs to Senoia in Coweta County and to the east the line runs to Griffin in Spalding County. If this line is abandoned and becomes available, it would provide an opportunity to create a passive recreational greenway connecting Senoia, Brooks, and Griffin through the three aforementioned counties. The protection of this area would advance the goal of providing passive recreation.

Fayetteville: Permanently protected greenspace will be used for water protection, flood protection, wetlands protection, reduction of erosion, protection of riparian buffers, protection of archaeological and historic resources, provision of passive recreation and connection of existing or planned greenspace areas.

Land targeted for the City of Fayetteville's Greenspace Program will be primarily of two types: flood plain and upland passive recreation areas. The flood plain will naturally follow stream corridors, especially Whitewater Creek and Ginger Cake Creek, and will cover approximately 594 acres. It will advance several Greenspace Program goals including water quality protection, flood protection, wetlands protection, reduction of erosion, protection of riparian buffers and scenic protection. The upland passive recreation areas will cover approximately 728 acres. It will advance the goals of water quality protection, scenic protection, provision for recreation, and connective trails linking multiple greenspace areas.

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For example, Fayetteville acquired and is permanently protecting the majority of the P.K. Dixon property, a tract of 304 acres near the confluence of Whitewater and Ginger Cake Creeks. The property includes 196 acres of flood plain and 108 acres of uplands. All of the flood plain and approximately one half of the upland area will be permanently protected in accordance with the Greenspace Program requirements. The property will be used for passive recreation and will be protect the two creeks, which are sources of drinking water for Fayette County.

The City will actively pursue the purchase of easements and greenspace which will serve multiple purposes, such as mitigation credits for municipal projects. Conservation easements will be used as the primary protection method to ensure that the greenspace will remain permanently protected. In order to promote the Conservation Easement program, the City will offer attractive tax incentives to qualifying donors.

Peachtree City: The city will endeavor to permanently protect approximately 1,920 acres it already owns, which includes open space, greenbelts, stream buffers and flood plains. This land already has very limited use thanks to local ordinances and regulations; however, the permanent protection required under the Greenspace Program would afford it a desirable perpetual protection. At the same time, there are large, contiguous pieces of property along flood plains and streams that are already publicly or privately owned, which the city would like to obtain by donation or other means for permanent protection. There are also key pieces of non-contiguous property throughout the city that further the Greenspace Program goals. The city wishes to permanently protect all these lands by the year 2033.

Tyrone: The Town of Tyrone has established a goal of permanently protecting 20 percent of the town's geographic area, a total of 1,608 acres, based on preservation of rural character and low-density lifestyle as well as natural resource protection. The Town's greenspace program focuses on preserving rural vistas along Highway 74, protection of flood plain areas and preservation of environmentally sensitive areas. The program objective is to "establish and continue a mechanism whereby Georgia's local governments can permanently protect at least 20 percent of their lands as greenspace. These lands, to the extent possible, will be utilized as open and connected greenspace for the protection of Georgia's natural, archaeological and historic resources, and scenic beauty, and for pedestrian pathways and informal recreation. This approach, particularly flood plain protection, will achieve greenspace program goals by linking protected areas through creation of passive, linear park networks. The town of Tyrone proposes to use fee simple acquisition, conservation easements, and deed restrictions as methods for permanently protecting open space.

Preservation of the town's rural character is of paramount importance and is consistent with the Town's participation in the Fayette County Greenspace Program. Protection of scenic vistas, particularly along Highway 74, and preservation of active agricultural activities represent opportunities for permanent protection of greenspace. Importantly, significant portions of Tyrone contain environmentally sensitive areas, including floodplains, wetlands, groundwater recharge areas, rock outcrops and water supply watersheds that must be protected and also offer preservation opportunities.

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Table 3
Land to Receive Permanent Protection

Land Type	Acres	Statutory Goals	Tools for Protection
Stream Corridors which include watershed protection areas, flood plains, wetlands, lakes, and riparian buffers (Fayette County, Fayetteville, Peachtree City and Tyrone)	18,265	A, B, C, D, E, F, G, H, I	Deed restriction, conservation easement
Lands suitable for passive parks which include agricultural and historic areas (Fayette County, Fayetteville, Peachtree City and Tyrone)	4,941	F	Deed restriction, conservation easement
Land Type	Acres	Statutory Goals	Tools for Protection
Norfolk & Southern Rail Line (Fayette County)	100	F	Deed restriction, conservation easement
City Owned Greenbelts (Peachtree City)	1,920	F	Deed restriction, conservation easement
Scenic views along State Route 74 (Town of Tyrone)	150	F	Deed restriction, conservation easement
Total	25,376		

Source: Fayette County, Fayetteville, Peachtree City and Tyrone

5. Existing Tools

a. Unincorporated Fayette County: The Conservation Subdivision Zoning District allows the clustering of lots to preserve open space within a residential subdivision. The zoning district requires that 40 percent of the site be permanently protected as open space with a conservation easement. The open space can be deeded to the County, a land trust

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organization or a mandatory homeowners association. Uses within the open space area parallel to the greatest degree possible the uses indicated in the Use of Greenspace Property section in the Grant Award Agreement.

The Fayette County Flood Plain Regulations regulate development within flood hazard areas as identified by the Federal Emergency Management Agency (FEMA). The purpose of these regulations is to prevent development in flood prone areas. Flood hazard areas in the entire county as identified by FEMA constitute approximately 17,688 acres as derived from the county's digital base map. The Fayette County Flood Plain Regulations conserve that portion of the flood plain area in the unincorporated county.

The Fayette County Watershed Protection Ordinance identifies and classifies streams for the purpose of ensuring the preservation and improvement of water quality. This ordinance classifies streams into three categories: water supply streams, named tributaries and minor streams. Each stream classification has a required natural buffer and setback from the stream bank or flood plain, whichever is greater. The development regulations define a natural buffer "as an area which provides a separation between the uses on a parcel and a stream through the use of natural vegetation." The vegetation within the natural buffer may not be disturbed except for approved access and utilities. The setback addresses the distance from the stream for all structures, septic tanks, and impervious surfaces.

The Fayette County Flood Plain Regulations and the Fayette County Watershed Protection Ordinance regulate the same basic areas. However, the Fayette County Watershed Protection Ordinance would conserve a slightly greater area due to buffers and setbacks which are measured from the flood plain in certain situations.

The Planned Unit Development-Planned Residential Development Zoning District (PUD-PRD) requires a minimum of 2,500 square feet of open space per dwelling lot. The zoning ordinance defines open space as "lands within and related to a development, not individually owned or dedicated for use by the general public that is intended for the common use of the residents of the development and may include structures and improvements as appropriate." One of the stated intents of the Planned Unit Development Zoning District is to preserve the natural amenities of the land by encouraging scenic and functional open spaces. This required open space may not be located in street rights-of-way, 100 year flood plain, water impoundments or lands proposed to be dedicated to a governing authority. The open space must be deeded to and maintained by the property owners association.

The Flood Plain Regulations, Watershed Protection Ordinance and PUD-PRD zoning district offer temporary protection of potential greenspace areas. These regulations will be discussed later in Chapters 6 and 7.

The Community Facilities Element of the Fayette County Comprehensive Growth Management Plan was amended in December of 2001 to recognize Fayette County's participation in the Georgia Greenspace Program. The amendment included a map indicating potential greenspace areas.

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Fayetteville: At this time the City of Fayetteville does not have any ordinances or regulations which require the permanent protection of property as stipulated by the Georgia Greenspace Program. The Zoning Ordinance was amended in 2001 to add an Open Space Zoning District. The zoning classification mirrors the Georgia Greenspace Program goals and requirements for the protection of open space. The Open Space Zoning will be applied to those lands purchased fee simple, and to those lands that have granted open space easements, and agree to the zoning change. The zoning district restricts use of the land to only those uses allowed under the Georgia Greenspace Program. The requirement for permanent protection will be included in development agreements that are executed in conjunction with requests for the Open Space Zoning District. This will be the process until such time as the City amends the Open Space Zoning District to require conservation easements as part of the rezoning process.

An example of the current process is the recently approved Southside Master Plan rezonings. Approximately 20 acres of undeveloped land was rezoned to the Open Space Zoning Category. The associated development agreements require the property owners to dedicate the property to the City, some sections within 365 days and other sections prior to the issuance of Certificates of Occupancy on adjacent property. The City will permanently protect the Open Space property through conservation easements.

The Zoning Ordinance requires undisturbed buffers between incompatible uses and landscaped buffers along major corridors within the City. The City will look at the possibility of permanently protecting these areas as greenspace where appropriate. Buffer areas that are suitable for greenspace protection may be of lesser value or no value to a property owner. They will be easier and cheaper to acquire than property that is eligible for development.

The City's Zoning Ordinance, through the Planned Residential Development section, allows conservation subdivisions. There is a minimum common open space requirement of 700 square feet of open space per residential unit. However, in most of the City's PUDs, the open space provided exceeds the minimum requirement. This is because the PUD ordinance allows conservation subdivisions. After subtracting the undevelopable land (infrastructure, floodplain, wetlands) from residentially zoned property, the developable land is calculated. The zoning of the property indicates the number of lots that would be allowed on the developable land. The number of lots allowed is called the lot yield. After the allowable number of lots is determined, the developer may reduce the lot size and increase the open space from the required 700 square feet per unit. This reduces infrastructure costs and increases the amount of open space. There is no specific limit on how much lot sizes may be reduced, except that minimum house sizes, setbacks and impervious surface limits must be met. Sometimes this can increase the open space in a subdivision to as much as 50 percent of the area.

The Planned Community District (PCD) requires a minimum of 20% of the total area of a proposed PCD to be dedicated open space. The zoning ordinance defines open space as "lands within and related to a development, not individually owned or dedicated for use by the general public that is intended for the common use of the residents of the development and may include structures and improvements as appropriate." The open space must be deeded to and maintained by the property owners association.

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Staff will recommend that the City of Fayetteville Comprehensive Plan, scheduled for updating by December 30, 2003 incorporates the city's and county's community Greenspace program and is consistent with said program.

Peachtree City: The City currently maintains several ordinances that temporarily protect in protecting the natural environment within the community. The City's Buffer Ordinance requires tree save and landscape buffers along most roads throughout the City. The Watershed Protection Ordinance was recently updated and includes buffer requirements for perennial and intermittent streams, wetland areas, lakes, water supply reservoirs, etc. The Soil Erosion and Sedimentation Control Ordinance deals with stormwater runoff and maintaining proper erosion control through out the development process.

Additionally, the Tree Protection ordinance provides stringent protection for existing vegetation within the City. Staff is currently enhancing this ordinance, which will include regulations for tree removal on residential property and stronger measures to preserve vegetation on commercial and industrial property. The city has worked closely with developers and landowners during the early stages of development projects. This early negotiation has led to establishment of common goals related to Greenspace and has, in most cases, resulted in developments with related to Greenspace and has, in most cases, resulted in developments with maximum Greenspace protection. However, most of this protection has been temporary and did not carry the permanency called for in the Greenspace program and desired by the city staff and public. In recent months the city has endeavored to place conservation easements and/or deed restrictions on land that has been donated to the city by developers or landowners as part of project negotiations. In the future, these will be the two primary tools used to permanently protect Greenspace. The city will attempt to permanently protect land it already owns, such as road or stream buffers and utility rights of way. Fee simple purchase of certain pieces of property may be pursued if the land is strategically located to interconnect with land already owned or if it furthers one of the Greenspace goals by itself. Restrictive covenants may be necessary in order to permanently protect land already owned by the city, and would be considered as one of the protection tools.

Tyrone: The Town of Tyrone is currently using fee simple acquisition and deed restrictions to permanently protect desired open space. The town is also exploring the use of TE-21 (transportation enhancement) funds and impact fees to supplement greenspace funds.

The following regulatory tools are established to help protect and enhance its natural resources within the Town of Tyrone:

Vegetation, Tree Preservation and Landscape Ordinance: This ordinance regulates the removal of vegetation and trees and provides standards for new vegetation. This ordinance helps maintain the visual greenspace quality evident in Tyrone today.

Quality Growth District: This regulation protects the visual quality of the S.R. 74 corridor through a 60 foot landscaped buffer and by requiring that all development be designed to protect scenic views and utilize natural features of the site.

Greenspace buffers: A greenspace buffer area shall be reserved and dedicated to the

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Town of Tyrone between the right-of-way and property lines in accordance with the following: 60 feet along arterial thoroughfares and major collector thoroughfares; 25 feet along minor collectors.

Zoning Ordinance requires a minimum of 10% non-impervious area on each lot.

Flood Protection Ordinance: Controls the alteration of natural flood plains, stream channels, and natural protective barriers by restricting development to three feet above the 100 year floodplain, and the restriction of any new development within floodways.

Conservation Overlay District: This zoning district, which is modeled after the Georgia Quality Growth Conservation Overlay Model Ordinance, requires the permanent protection of a proposed development site. Currently, however, it is only applicable to areas that are served by public sewer.

The Town of Tyrone has also adopted the minimum standards as established by the State of Georgia including the Part Five Environmental Standards as detailed by the Department of Community Affairs, which protect water supply watersheds, groundwater, and wetlands; and the Erosion and Sedimentation Control Act.

To facilitate future green space opportunities, the town is researching how to use a conservation easement as a permanent tool. This tool would be used in conjunction with the regulatory tools that prohibit development along environmentally sensitive areas.

Table 4
Permanent and Temporary Protection Tools

Jurisdiction	Permanent Tool	Temporary Tool	Strategy for Acquisition/Protection
Unincorporated Fayette County	Conservation easement, deed restriction	Flood Plain Regulations Watershed Protection Ordinance Zoning Districts	Explore the feasibility of amending the Watershed Protection Ordinance and applicable zoning districts to require permanent protection of undisturbed areas through the development process.

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Fayetteville	Conservation Easement	Open Space Zoning Required buffer Fee simple purchase or donation	Determine if existing Open Space and buffer areas meet greenspace requirements and acquire those that do. Investigate revising Zoning Ordinance to require future open space and buffer areas to be protected through conservation easements where feasible. Tax incentives for donations
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Fayette County Community Greenspace Program

Permanent and Temporary Protection Tools Continued

Jurisdiction	Permanent Tool	Temporary Tool	Strategy for Acquisition/Protection
Peachtree City	Conservation easement, deed restriction	Local Ordinances and Regulations, negotiations with developers & land owners	Fee Simple purchase, donations, restrictive covenants, conservation easements
Tyrone	Conservation Easement	Zoning and development ordinance Purchase of land with supplemental funds	Developing a conservation easement to coincide with regulatory controls

Source: Fayette County, Fayetteville, Peachtree City and Tyrone

b. Fayette County and the municipalities of Fayetteville, Peachtree City, and Tyrone hereby commit to use the existing tools described above in this Community Greenspace Program to give permanent protection to greenspace within their respective jurisdictional boundaries, to the best of their abilities.

c. Table 5
Permanently Protected Greenspace

Facility Name	Ownership	Acreage	Public Access
Old Fire Station Property on S.R 314	Fayette County	1	No
Greenspace Property in Kenwood Area	Fayette County	44	Yes
Brooks Creek at Grant Road	Fayette County Water System	101	No
Whitewater Creek Tributary at Sandy Creek Road	Fayette County Water System	71	No
Morning Creek at Wilkins Road	Georgia D.O.T.	11	No
Perry Creek at Old Senoia Road	Southern Conservation Trust	56	Yes

Fayette County Community Greenspace Program

Permanently Protected Greenspace Continued

Facility Name	Ownership	Acreage	Public Access
Drake Field	Peachtree City	2.6	Yes
Flat Creek Nature Preserve	Peachtree City	513	Yes
Line Creek Nature Preserve	Peachtree City	88	Yes
The Triangle	Tyrone	1.532	Yes
Total Acres		889	

Source: Fayette County, Fayetteville, Peachtree City and Tyrone

d. Table 6

Publicly Owned Greenspace to Receive Permanent Protection

Facility Name	Ownership	Acreage	Public Access
P.K. Dixon Property	Fayetteville	250	Yes
Greenbelts, open space, buffers (Peachtree City)	Peachtree City	1,920	Yes
Total		2,170	

Source: Fayetteville and Peachtree City

e. Table 7

Unprotected Private Land Types to Receive Permanent Protection

Land Type	Estimated Acreage	Protection Methods	Jurisdiction and Date to Achieve
Stream Corridors which include watershed protection areas, flood plains, wetlands, lakes, and riparian buffers	17,425	Deed restriction, conservation easement	Fayette Co. (15,531 ac.) 2003-2053 Fayetteville (594 ac.) 2003-2053 Peachtree City (400 ac.) 2003-2033 Tyrone (900 ac.) 2003-2053
Lands suitable for passive parks which include agricultural and historic areas	4,892	Deed restriction, conservation easement	Fayette Co. (3,515) 2003-2053 Fayetteville (728) 2003-2053 Peachtree City (164) 2003-2033 Tyrone (485) 2003-2053
Norfolk & Southern Rail Line	100	Deed restriction, conservation easement	Fayette Co. 2003-2053

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Unprotected Private Land Types to Receive Permanent Protection, Continued

Land Type	Estimated Acreage	Protection Methods	Jurisdiction and Date to Achieve
Scenic views along State Route 74 (Town of Tyrone)	150	Deed restriction, conservation easement	Tyrone 2003-2053
Total	22,567		

Source: Fayette County, Fayetteville, Peachtree City and Tyrone

f. Table 8
Summary of Greenspace Protection

Current Ownership	Type of Long-Term Protection			Raw Totals	
	Existing Permanent	Currently Designated for Permanent	Proposed for Permanent	Acreage	% of County
Federal					
State	11			11	.009%
Local	822	0	2,170	2,992	2.358%
Private	56		22,317	22,373	17.633%
Total	889	0	24,487	25,376	20.000%

Source: Fayette County, Fayetteville, Peachtree City and Tyrone

6. Barriers to Achieving the Goal for Greenspace Protection

a. Legal Barriers

Unincorporated Fayette County: Only the Conservation Subdivision Zoning District requires the protection of greenspace to the degree stated in the Georgia Greenspace Program. The Flood Plain Regulations and the Watershed Protection Ordinance conserve land in a form which will be conducive to the Fayette County Community Greenspace Program in that it restricts development along streams associated with water supplies. These two ordinances would regulate approximately 21,000 acres in the unincorporated county. This 21,000 acres would be within the stream corridors the county is targeting for permanent protection.

Fayetteville: A major barrier to creating permanently protected greenspace is the lack of ordinances that require permanent protection of greenspace. City ordinances meet the spirit of protecting greenspace, but not to the legal detail of the Georgia Greenspace Program.

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Peachtree City: Existing ordinances and regulations in Peachtree City afford significant limitations to use of open space, buffers and greenbelts. However, none of them places permanent protection on the land to the degree required by the Georgia Greenspace Program. Much of the temporarily protected land, whether public or private, is along streams, in flood plains or otherwise satisfies the sort of areas intended for protection by the Greenspace Program. Another legal barrier is the lack of property tax breaks for private and non-profit organizations desiring to permanently protect key greenspace areas.

Tyrone: The current ordinances and regulations promote and protect open space as defined in the zoning ordinance and protect natural buffer areas as defined in the development regulations. However, there are no existing ordinances, policies, or regulations which require the protection of greenspace to the degree stated in the Georgia Greenspace Program. Of the current regulations, only the Flood Plain regulations and the Watershed Protection Ordinance conserve land in a form which will be conducive to the Fayette County Community Greenspace Program in that it restricts development along streams associated with water supplies. These two ordinances would conserve approximately 1,000 acres in the Town of Tyrone. These 1,000 acres fall entirely within the conservation areas targeted for permanent protection.

b. Structural Barriers

Unincorporated Fayette County: The lack of funding will be a barrier to achieving the County's greenspace goal of protecting 20 percent of its total area. As a result, the amount of greenspace area that the County will be able to purchase in fee-simple will be quite low.

Another barrier to creating permanently protected greenspace will be the reluctance of property owners to sell or restrict the use of their property. Factors such as the loss of privacy, loss of property rights and perceived loss of property values could contribute to this barrier.

Fayetteville: A barrier is the lack of funding. With the increase in demand for tax dollars for mandated programs like NPDES Phase II, greenspace will have to compete with other City priorities.

Another barrier to creating permanently protected greenspace will be the refusal of property owners to sell or restrict the use of their property. Factors such as the loss of privacy, loss of property rights and perceived loss of property values could contribute to this barrier

Peachtree City: The City has identified the following barriers to permanently protecting greenspace within its jurisdiction:

Unwillingness of some private property owners to donate key greenspace tracts or accept conservation easements on those tracts.

Shortage of public funds to acquire all the areas necessary to adequately protect the community's greenspace networks.

Property tax liabilities for private and non-profit organizations desiring to permanently protect key greenspace areas.

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Tyrone: The Town has identified the following barriers to permanently protecting greenspace within its jurisdiction:

Unwillingness of some private property owners to donate key greenspace tracts or accept conservation easements on those tracts.

Shortage of public funds to acquire all the areas necessary to adequately protect the community's greenspace networks.

7. Ten-Year Strategy to Remove or Mitigate Legal and Structural Barriers

a. Legal Barriers

Unincorporated Fayette County: Staff will explore the feasibility of requiring permanent protection of watershed protection buffers and associated flood plains through the watershed protection ordinance. Permanent protection would be achieved with conservation easements and/or deed restrictions. Staff will also develop a strategy to seek permanent protection of flood plains and watershed protection buffers on already developed property.

Staff will review the zoning ordinance to determine if any zoning district which requires open space can be amended to require permanent protection of the open space. Permanent protection would be achieved with conservation easements and/or deed restrictions.

Fayetteville: To address legal barriers, the City of Fayetteville will pursue new or revisited ordinances that provide for permanent protection of greenspace by amending the Open Space Zoning District and the Planned Residential Development and Planned Community Developments Sections of the Zoning Ordinance.

Peachtree City: Peachtree City intends to meet its greenspace goal as follows:

1. Complete the three phase acquisition of Drake Field using leveraged greenspace funds in 2003. The City has earmarked funds to assist in this purchase, but will depend on greenspace funding to complete the transaction.
2. Provide permanent protection to 1,920 acres of land already owned by the city, largely along flood plains and streams, greenbelts and other open space. Permanent protection is to be achieved using permanent conservation easements. Other fee simple property acquisitions mentioned below could also be permanently protected with conservation easements.
3. Negotiate with other public agencies for land similar to, and in some cases contiguous with, that in number 2, to either have land donated to the city for permanent protection, or to have those agencies place permanent protection on it.
4. Negotiate with private interests to obtain about 250 acres of land through donation as part of requested rezoning action, as well as various site plan approval requests along creeks, tributaries or flood plains.

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5. Acquire land south of Photocircuits (fee simple, by land donation and a below market value cash contribution) to provide permanent wetland protection and habitat preservation.
6. Acquire land in Wynnmeade subdivision, fee simple purchase, to provide stream protection and enhance the storm water runoff program in that area.
7. In working with other governments, the City anticipates being able to protect at least 157 acres of prime greenspace through negotiated conservation easements. This is to be a continuing process aimed mainly at wetlands and other publicly owned watershed protection areas.

Tyrone: These barriers may be overcome by introduction of local ordinances that either empower the Town to accept such dedication or to enter into agreements with non-profit agencies involved in such protection, for example, the Southern Conservation Trust. The town is considering the possibility of amending the new conservation residential zoning district to allow development outside of public sewer service areas which would help achieve permanent protection other than the floodplain areas. Provisions contained in the Comprehensive Plan aimed at protecting sensitive areas through dedication of 50 percent of the development as open space may be incorporated into the Zoning Ordinance as well. The Town will pursue the aforementioned ordinances within the next two years.

b. Structural Barriers

Unincorporated Fayette County: As a SPLOST may be needed in the near future to implement recommended improvements from a transportation study and a recreation study, Staff will explore the feasibility of a portion of the SPLOST to generate funds for the support of the greenspace program.

Staff will inventory and monitor the availability of various state and federal grants which would further the Georgia Greenspace Program in Fayette County. Most of these grant programs will require a local match for funding. Georgia Greenspace Program funds could be used as the matching portion.

A public education effort catered to Fayette County will be further pursued. Citizens would be informed of the economic benefits of permanently protecting their property. Most benefits are derived from a reduction in taxes.

In conjunction with the public education process, Staff will investigate the creation of a program to promote the donation or sale of property or property rights to attain the County's greenspace goal. Individuals or families participating in the program would achieve various levels of recognition. Those donating property would be recognized at the highest level. Commemoration could include recognition on a permanent plaque or a greenspace area named after the benefactor.

Fayetteville: To overcome the lack of funding, the City is in the process of evaluating the feasibility of a stormwater utility. If adopted, this will help provide funding for the acquisition of greenspace property. The City is also applying to the Corps of Engineers for a Section 206

Fayette County Community Greenspace Program

grant to work on projects along Ginger Cake Creek that could result in protected greenspace. To overcome property owners reluctance to donate property, the City will offer tax incentives.

The City currently collects impact fees from residential developments for the acquisition of parkland and construction of capital improvements for recreation. The acquisition of open space property and the development of passive parks are eligible facilities in this category. The new goal of protecting 20 percent of the property in the City is a huge increase over the previous Comprehensive Plan goal of providing four acres of parkland per 1,000 residents. The City will evaluate increasing impact fees to help fund the new goal as part of upcoming revisions to the impact fee schedule and CIE amendment.

Peachtree City: To combat the reluctance to participate in the program, the City intends to initiate at once a continuing education program for all prospective private and public participants.

The City hopes to supplement its already allocated land acquisition funds through participation in the Georgia Greenspace Program. It also is firmly committed to preserving as much land as possible through donations and through voluntary easements, in addition to permanently protecting land it already owns.

As an extremely high priority, the City is going to work with the Fayette County tax officials in an effort to reclassify all permanently protected greenspace in the County to a tax-exempt status. This would provide a major new stimulus for participation by private and non-profit individuals and agencies. Hopefully, this reclassification can be implemented within the current tax year.

Tyrone: The Town of Tyrone will continue to use and explore the possible use of all tools delineated by the Georgia Department of Natural Resources to achieve its greenspace goal including: acquiring land in fee simple or acquiring a conservation easement on privately owned land; placing a conservation easement on property currently owned by the town; entering into a contractual agreement to ensure that, if the protected status is discontinued, such land will be replaced by other greenspace of equal or greater value; creating a restrictive covenant in favor of the state or federal government; or using any method which ensures that the property will forever maintain the goals of the Georgia Greenspace program. In face of limited funding, the town is exploring other sources of funds such as a stormwater utility, impact fees, receiving donations of property in fee simple or in conservation easements and identifying private, state and federal sources of funds.

To mitigate the unwillingness of landowners to donate land and/or enter into conservation easements, the town is considering a public education program which would highlight the benefits of conserving targeted areas for protection. This most likely would be done in conjunction with a stormwater management program and/or other fee programs.

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c. Table 9
Barriers, Strategies and Timeline for Accomplishment

Barrier	Strategy to Remove Barrier	Jurisdiction and Date to Implement
Regulations that require undisturbed areas do not require permanent protection of these areas.	Explore the feasibility of amending the Watershed Protection Ordinance and applicable zoning districts to require permanent protection of undisturbed areas through the development process.	Fayette County, 2003 - 2004
Developed properties contain required undisturbed areas that are not permanently protected.	Develop a strategy to seek permanent protection of undisturbed areas in developed properties through donations, fee-simple purchases, or purchase of conservation easements.	Fayette County, 2003 - 2008
Lack of designated funds to support the Georgia Greenspace Program.	Explore the feasibility of a portion of future a SPLOST to support greenspace program efforts and seek state and federal grants to support the Fayette County Community Greenspace Program.	Fayette County, 2003 - 2008
Reluctance of property owners to sell or restrict the use of their property.	Develop a public education program and a program to recognize citizens who donate or sell property or property rights to further the Georgia Greenspace Program	Fayette County, 2003 - 2008
Funding	Stormwater utility	Fayetteville, 2003

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Limit local ordinances	Revise Open Space Zoning District to require conservation easements as part of the rezoning process	Fayetteville, 2004
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Barriers, Strategies and Timeline for Accomplishment Continued

Barrier	Strategy to Remove Barrier	Jurisdiction and Date to Implement
Funding	Section 206 grant	Fayetteville, 2003
Funding	Impact Fees	Fayetteville, 2003-2007
Reluctance to participate by potential private and public participants	Education process, explaining benefits of participation	Peachtree City, 2003
Limited local ordinances and regulations	Implement changes to local ordinances and regulations that would support greenspace goals	Peachtree City, 2003-2005 Tyrone, 2003-2005
Limited public funding	Stress Importance of Program to local legislators to allocate required funding	Peachtree City, 2003
Tax Liability Issues	Work with County tax officials to gain tax exempt status	Peachtree City, 2003-2004
Limited local ordinances and regulations	Implement changes to local ordinances and regulations that would support greenspace goals	Tyrone, 2003-2005
Unwillingness of some private property owners to donate key greenspace tracts or accept conservation easements on those tracts.	Education program that demonstrates the value and need for protected greenspace.	Tyrone, 2003-2005
Shortage of public funds to acquire all the areas necessary to adequately protect the community's greenspace networks.	Identification of other local, federal, state, and private funding sources for the acquisition of greenspace.	Tyrone, 2003-2005

Source: Fayette County, Fayetteville, Peachtree City and Tyrone

8. Funding

a. Three municipalities (Fayetteville, Peachtree City and Tyrone) within Fayette County have elected to participate in a cooperative program with the County and to establish independent trust funds for FY2003. The following table identifies the grantee jurisdictions and the percentages of the county's greenspace grant allocation which each will receive.

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Table 10
FY-03 Grant Award Shares for Participating Jurisdictions

Jurisdiction	2000 Census	Percent of 2000 Census
Unincorporated Fayette County	44,619	48.89%
Fayetteville	11,148	12.22%
Peachtree City	31,580	34.60%
Tyrone	3,916	4.29%
Total	91,263	100.00%

Source: US Census

Processing: Fayette County Planning Department

b. To estimate future land acquisition costs various assumptions were utilized. Land costs are projected for only the next five years. The projection of costs over the duration of the 50 year program is impractical due to the high probability of inaccuracy. Acquisitions will consist of property purchased in fee simple or the purchase of development rights through a legal means such as a conservation easement.

Land acquisition costs were broken down into two categories: low and high. The low category represents land with low development potential. This would be land that would contain only single family residential development. The high category represents land with high development potential. This would be land that could contain uses such as commercial, industrial, high density residential development such as apartments or town homes, or a mixed use development of residential and nonresidential uses.

These land prices were based on recent purchases of greenspace properties by Fayette County, Fayetteville, Peachtree City and Tyrone. Based on two fee-simple purchases of low development potential land the average cost per acre was \$8,500. Based on two fee-simple purchases of high development potential land the average cost per acre was \$104,000. A five percent per year increase in the cost of these land categories was factored in as well. The percentage of lands acquired from each land price category had was assumed independently for each jurisdiction. The purchase of development rights only through a legal means such as a conservation easement was valued at 25 percent of the land value. Acquisition services (appraisals, surveys, title work, closing and attorney's fees) were estimated at 10 percent of total acquisition costs.

As has been previously mentioned, the goal of the Georgia Greenspace Program is to permanently protect 20 percent of a participating jurisdiction's total land area. However, given the cost of land, it is not practical for a community to purchase in fee-simple and by easement the entire 20 percent. Therefore, a community must achieve the goal through other means

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such as the donation of property and property rights, and through ordinances which require permanent protection. Table 11 provides a breakdown of protection acres proposed to be gained in the next five years through purchase (fee-simple and easement), donation and ordinance by jurisdiction.

Table 11
Breakdown of Protection Acres by Jurisdiction, 2003 to 2007

	Fayette County	Fayetteville	Peachtree City	Tyrone	Total
Fee-Simple Acres	100	20	17	20	157
Easement Acres	1,102	44	36	22	1,204
Donation Acres	323	40	29	64	456
Ordinance Acres	1,667	22	13	47	1,749
Total	3,192	126	95	153	3,566

Approximately \$8,052.965 will be needed by the County and participating municipalities to acquire proposed property interests from 2003 to 2007(see Table 12).

Table 12
Estimated Total Costs for County & Municipalities to Acquire Property Interests, 2003 to 2007

	Dollars
Fee-simple purchases	\$3,136,790
Easement purchases	\$3,640,266
Acquisition services (appraisals, surveys, title work, closing and attorney's fees)	\$677,706
Total estimated cost to protect lands totaling the program goal	\$7,454,762
Unincorporated Fayette County	\$3,879,154
Fayetteville	\$681,308
Peachtree City	\$2,636,098
Tyrone	\$258,202

To achieve a program as extensive as the Georgia Greenspace Program, local communities will have to utilize numerous sources of funds. Table 13 summarizes the sources of funds which are proposed by the County and participating municipalities from 2003 to 2007.

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Table 13

Estimated Total Sources of Funds for County & Municipalities, 2003 to 2007

Dollars	
State Greenspace Funds:	\$3,425,000
Other State grant Funds: Governor's Discretionary Grant Fund, Local Development Funds, Recreational Trails Program, Recreational Assistance Fund, Urban & Community Forestry Grant	\$1,197,129
Local Governmental Funds: General Revenues, SPLOST/Bond, Impact fees, Stormwater Utility Fees, Round-up Program	\$1,187,134

Estimated Total Sources of Funds for County & Municipalities, 2003 to 2007 Continued

Dollars	
Federal Grant Funds: Flood Hazard Mitigation Grant Program, Section 206 Grant, Land and Water Conservation, TEA-21, CDBG Block Grants, Farmland Protection Program, Wetlands Protection Program	\$1,645,499
Total estimated sources to protect lands totaling the program goal	\$7,454,762

c. The County and the participating municipalities will utilize existing staff to plan and implement the Fayette County Community Greenspan Program. If additional staff or outside planning support is needed it will be funded by the participating jurisdiction's general funds as Georgia Greenspace Program grants funds cannot be used for this purpose.

d. Given that this is a new program and that the County and the participating municipalities have not finalized plans for improvements to greenspace properties, no specific costs amounts are available at this time. Funding sources for these improvements will come from the participating jurisdiction's general funds or state and federal grant programs as Georgia Greenspace Program grants funds cannot be used for this purpose.

e. Given that this is a new program and that the County and the participating municipalities have not finalized conditions for stewardship activities for greenspace properties, no specific costs amounts are available at this time. Funding sources for these improvements will come from the participating jurisdiction's general funds as Georgia Greenspace Program grants funds cannot be used for this purpose.

9. Summary of Implementation Strategy and Schedule

a. Fayette County and the participating municipalities propose to achieve their overall goal of greenspace protection in 2053. Some participants may achieve their individual goals earlier.

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b. Table 14 summarizes the ownership of the lands permanently protected when the goal is achieved.

Table 14
Summary of Total Greenspace Ownership Upon Attaining the Goal

Ownership	Acreage	Percent of County
Federal		
State	11	.009%
Local	8,593	6.773%
Private	16,772	13.218%
Totals	25,376	20.000%

c. Table 15 summarizes the lands currently owned by local governments which are permanently protected or will be permanently protected and in what year.

Table 15
Permanent Protection of Lands Currently Owned by Local Governments

Tool for Protection	Acreage	Year to Provide Protection
Grants under contractual arrangements for permanent protection:		
Georgia Greenspace Program	48.132	In place
Hazard Mitigation Program		
Land and Water Conservation Fund	228.000	In place
Wetlands Mitigation Program		
Placement of permanent deed restrictions or conservation easements	2,170.000	2003 - 2033
Total	2,446.132	

d. Table 16 summarizes the new lands to meet the 20 percent goal in terms of acres of fee-simple purchases, easement purchases, donations or acquisition by ordinances and the year when they will be achieved.

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Table 16
Acquisition of New Lands by Local Governments

Tool for Protection	Acreage	Year to Provide Protection
Fee-simple acquisition		
Purchase	1,100	2003 to 2053
Donation	1,246	2003 to 2053
Conservation easement		
Purchase	7,846	2003 to 2053
Donation	1,907	2003 to 2053
Acquisition by action of development ordinance	10,748	2003 to 2053
Total	22,486	

e. Table 17 indicates the policies and ordinances the County and municipalities propose to use to achieve the 20 percent goal and when these policies and ordinances are proposed for implementation.

Table 17
Use of Policies and Ordinances for Greenspace Protection

Tool for Protection	Year to Implement
Incorporating the community greenspace program into the jurisdiction's comprehensive plan	In Place (Fayette County) 2003 (Fayetteville) 2007 (Peachtree City)
Review the zoning ordinance to determine if any zoning district which requires open space can be amended to require permanent protection of the open space	2003 - 2008 (Fayette County)
Develop a strategy to seek permanent protection of undisturbed areas in developed properties through donations, fee-simple purchases, or purchase of conservation easements.	2003 - 2008 (Fayette County)
Explore the feasibility of a portion of future a SPLOST to support greenspace program efforts and seek state and federal grants to support the Fayette County Community Greenspace Program.	2003 - 2008 (Fayette County)

Explore the feasibility of amending the Watershed Protection Ordinance and applicable zoning districts to require permanent protection of undisturbed areas through the development process.	2003 - 2004 (Fayette County)
Implement changes to local ordinances and regulations that would support greenspace goals	Peachtree City, 2003-2005 Tyrone, 2003-2005

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Use of Policies and Ordinances for Greenspace Protection Continued

Tool for Protection	Year to Implement
Develop a public education program and a program to recognize citizens who donate or sell property or property rights to further the Georgia Greenspace Program	2003 - 2008 (Fayette County) 2003 (Fayetteville) 2003 (Peachtree City) 2003 (Tyrone)
Determine a stormwater utility to fund Greenspace Program efforts	2003 (Fayetteville)
Seek a Section 206 grant to fund Greenspace Program efforts	2003 (Fayetteville)
Adopt a conservation subdivision ordinance	In Place (Fayette County) 2004 (Tyrone)
Provide permanent protection to 1,920 acres of land already owned by the city and negotiate with other public agencies to either have land donated to the city for permanent protection, or to have those agencies place permanent protection on it.	2003-2053 (Peachtree City)
Acquire land south of Photocircuits (fee simple, by land donation and a below market value cash contribution) to provide permanent wetland protection and habitat preservation.	2003 - 2008 (Peachtree City)
Negotiate with private interests to obtain about 250 acres of land through donation as part of requested rezoning action, as well as various site plan approval requests along creeks, tributaries or flood plains.	2003 - 2013 (Peachtree City)
Acquire land in Wynnmeade subdivision, fee simple purchase, to provide stream protection and enhance the storm water runoff program in that area.	2003 - 2008 (Peachtree City)
In working with other governments, the City anticipates being able to protect at least 157 acres of prime greenspace through negotiated conservation easements. This is to be a continuing process aimed mainly at wetlands and other publicly owned watershed protection areas.	2003 - 2013 (Peachtree City)
Work with County tax officials to gain tax exempt status	Peachtree City, 2003-2004

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Amend the conservation residential zoning district to allow development outside of public sewer service and amend the Zoning Ordinance to protect sensitive areas through dedication of 50 percent of the development as open space.

2003 - 2005 (Tyrone)

Use of Policies and Ordinances for Greenspace Protection Continued

Tool for Protection	Year to Implement
Explore other sources of funds such as a stormwater utility, impact fees, receiving donations of property in fee simple or in conservation easements and identifying private, state and federal sources of funds.	2003 - 2053 (Tyrone)
Providing for linkages of greenspace	2003 to 2008 (Tyrone)